



2018 MID-YEAR RESIDENTIAL RENTAL MARKET STATISTICS REPORT



2018 Mid-Year Rental Market Statistics

Properties Rented 1/1/2018-6/30/2018 | Averages weighted by Unit Count

WESTSIDE (SEATTLE) SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
140	\$2,655	19	35	\$1.92	\$2,031	28	34	\$1.77	\$2,788	4	60	\$1.75	\$3,874	2	33	\$1.02	\$4,273	53	36	\$1.79
380	\$2,873	13	26	\$2.09	\$2,060	5	42	\$1.68	\$3,783	11	36	\$1.34	\$3,420	0	0	\$0.00	\$0	29	33	\$1.73
385	\$2,576	3	14	\$2.17	\$2,067	6	51	\$1.64	\$2,522	2	36	\$1.62	\$3,499	0	0	\$0.00	\$0	11	38	\$1.78
390	\$3,805	17	28	\$2.50	\$2,942	26	45	\$2.03	\$3,732	7	15	\$1.76	\$4,921	3	33	\$1.51	\$6,732	53	35	\$2.12
700	\$3,998	6	31	\$2.05	\$2,240	13	37	\$2.01	\$3,866	10	35	\$1.59	\$4,880	2	35	\$1.67	\$5,725	31	35	\$1.86
705	\$2,969	31	44	\$2.05	\$2,453	55	39	\$1.91	\$3,147	9	59	\$1.60	\$3,189	3	83	\$1.95	\$4,365	98	44	\$1.93
710	\$3,135	20	39	\$1.78	\$2,394	28	32	\$1.76	\$3,073	16	40	\$1.81	\$3,962	3	41	\$1.39	\$4,233	67	36	\$1.76
TOTAL	\$3,155	109	35	\$2.06	\$2,376	161	38	\$1.87	\$3,221	59	40	\$1.64	\$3,991	13	47	\$1.53	\$5,076	342	38	\$1.88

WESTSIDE (SEATTLE) CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
140	\$1,846	1	46	\$4.77	\$1,550	6	32	\$2.41	\$1,631	6	19	\$2.20	\$2,111	0	0	\$0.00	\$0	13	27	\$2.49
380	\$1,797	0	0	\$0.00	\$0	1	16	\$1.68	\$1,095	2	23	\$2.11	\$2,148	0	0	\$0.00	\$0	3	21	\$1.97
385	\$1,609	0	0	\$0.00	\$0	2	13	\$2.57	\$1,300	3	38	\$1.77	\$1,815	0	0	\$0.00	\$0	5	28	\$2.09
390	\$2,288	5	34	\$2.80	\$1,460	19	33	\$2.97	\$1,924	25	43	\$2.40	\$2,658	2	52	\$2.19	\$3,200	51	39	\$2.64
700	\$1,901	2	37	\$3.63	\$1,513	16	40	\$2.69	\$1,813	7	49	\$2.37	\$2,162	1	12	\$1.50	\$2,250	26	41	\$2.63
701	\$2,838	5	28	\$3.69	\$1,475	60	38	\$3.14	\$2,494	31	41	\$3.06	\$3,723	0	0	\$0.00	\$0	96	38	\$3.14
705	\$1,813	1	15	\$2.94	\$1,395	23	37	\$2.42	\$1,573	11	32	\$2.19	\$2,326	1	28	\$1.73	\$2,095	36	35	\$2.35
710	\$1,633	8	222	\$4.33	\$962	10	40	\$2.27	\$1,464	11	40	\$2.23	\$2,274	0	0	\$0.00	\$0	29	90	\$2.82
TOTAL	\$2,273	22	101	\$3.73	\$1,288	137	37	\$2.83	\$2,040	96	39	\$2.53	\$2,813	4	36	\$1.90	\$2,686	259	43	\$2.78



2018 Mid-Year Rental Market Statistics

Properties Rented 1/1/2018-6/30/2018 | Averages weighted by Unit Count

EASTSIDE SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
340/350	\$2,396	10	28	\$1.74	\$1,961	29	29	\$1.97	\$2,362	26	32	\$1.15	\$2,566	3	29	\$1.04	\$2,693	68	30	\$1.58
500	\$3,361	5	38	\$1.60	\$2,058	25	30	\$1.52	\$2,785	38	57	\$1.23	\$3,671	16	61	\$1.10	\$3,932	84	49	\$1.31
510	\$5,080	1	10	\$1.45	\$2,595	9	32	\$2.16	\$4,406	16	42	\$1.55	\$5,003	7	21	\$1.61	\$6,479	33	34	\$1.73
520	\$4,971	7	22	\$2.02	\$2,794	14	77	\$1.62	\$3,370	22	57	\$1.74	\$5,797	11	46	\$1.48	\$6,740	54	55	\$1.69
530	\$3,150	3	61	\$1.67	\$1,900	36	36	\$1.61	\$2,778	30	30	\$1.39	\$3,549	10	52	\$1.50	\$3,664	79	37	\$1.51
540	\$3,262	9	36	\$1.89	\$2,339	29	36	\$1.55	\$2,773	61	34	\$1.22	\$3,412	17	20	\$1.14	\$4,044	116	33	\$1.34
550	\$2,673	9	43	\$1.93	\$2,352	17	33	\$1.70	\$2,455	12	22	\$1.25	\$3,223	0	0	\$0.00	\$0	38	32	\$1.61
560	\$3,799	17	39	\$2.06	\$2,476	23	42	\$1.83	\$3,470	30	34	\$1.59	\$4,729	4	24	\$1.29	\$4,338	74	37	\$1.76
600	\$2,922	8	40	\$1.58	\$2,250	23	28	\$1.55	\$2,523	23	32	\$1.31	\$3,423	5	29	\$1.20	\$3,525	59	31	\$1.43
TOTAL	\$3,411	69	36	\$1.86	\$2,320	205	36	\$1.69	\$2,853	258	38	\$1.35	\$3,828	73	39	\$1.29	\$4,532	605	38	\$1.52

EASTSIDE CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
340/350	\$1,605	0	0	\$0.00	\$0	6	38	\$1.82	\$1,293	11	43	\$1.73	\$1,763	3	28	\$1.46	\$1,647	20	39	\$1.72
500	\$1,858	0	0	\$0.00	\$0	7	41	\$2.14	\$1,581	12	36	\$1.95	\$1,924	4	26	\$1.75	\$2,147	23	36	\$1.97
510	\$2,736	0	0	\$0.00	\$0	2	14	\$2.44	\$1,613	9	84	\$2.00	\$3,000	1	73	\$2.89	\$2,600	12	71	\$2.15
520	\$2,987	1	67	\$3.09	\$1,500	8	24	\$2.70	\$2,118	25	41	\$2.48	\$3,331	3	78	\$2.12	\$2,930	37	41	\$2.51
530	\$2,026	1	34	\$3.37	\$1,400	3	46	\$2.24	\$1,780	17	26	\$1.93	\$1,955	5	61	\$1.66	\$2,539	26	35	\$1.97
540	\$1,912	1	6	\$2.63	\$1,250	5	24	\$2.40	\$1,565	9	24	\$1.85	\$1,968	4	9	\$1.81	\$2,385	19	20	\$2.03
550	\$1,914	0	0	\$0.00	\$0	2	25	\$2.69	\$1,700	7	53	\$1.86	\$1,927	1	35	\$1.76	\$2,250	10	46	\$2.02
560	\$2,424	2	80	\$2.66	\$1,750	4	8	\$2.23	\$1,600	40	51	\$2.06	\$2,192	3	37	\$2.33	\$7,065	49	48	\$2.11
600	\$1,700	0	0	\$0.00	\$0	12	50	\$1.97	\$1,518	30	62	\$1.82	\$1,764	2	38	\$1.71	\$1,825	44	58	\$1.86
TOTAL	\$2,166	5	53	\$2.88	\$1,530	49	34	\$2.23	\$1,636	160	48	\$2.01	\$2,236	26	41	\$1.86	\$2,856	240	44	\$2.06



2018 Mid-Year Rental Market Statistics

Properties Rented 1/1/2018-6/30/2018 | Averages weighted by Unit Count

NORTH END SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
610	\$2,584	4	16	\$1.69	\$1,806	21	43	\$1.29	\$2,389	22	37	\$1.12	\$2,859	4	21	\$1.13	\$2,871	51	37	\$1.24
715	\$2,340	3	69	\$1.84	\$1,865	4	26	\$1.52	\$2,063	1	88	\$1.38	\$2,750	2	87	\$1.38	\$3,400	10	57	\$1.57
720	\$2,520	6	32	\$1.72	\$2,002	8	28	\$1.75	\$2,524	6	13	\$1.39	\$2,958	3	46	\$1.20	\$2,667	23	27	\$1.58
730	\$2,382	12	33	\$1.56	\$1,770	34	28	\$1.38	\$2,357	24	35	\$1.21	\$2,583	6	34	\$1.00	\$2,940	76	31	\$1.32
740	\$2,188	24	27	\$1.35	\$1,652	54	35	\$1.28	\$2,151	29	28	\$1.11	\$2,610	2	7	\$1.24	\$3,475	109	31	\$1.25
750	\$1,958	1	23	\$1.63	\$1,350	5	45	\$1.19	\$2,079	0	0	\$0.00	\$0	0	0	\$0.00	\$0	6	41	\$1.26
TOTAL	\$2,343	50	31	\$1.51	\$1,741	126	34	\$1.34	\$2,264	82	32	\$1.17	\$2,696	17	36	\$1.14	\$2,993	275	33	\$1.31

NORTH END CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
610	\$1,730	0	0	\$0.00	\$0	1	23	1.89	\$1,400	5	20	\$1.59	\$1,599	2	17	\$1.39	\$2,223	8	20	\$1.58
715	\$1,500	0	0	\$0.00	\$0	1	41	2.28	\$1,350	1	16	\$1.94	\$1,650	0	0	\$0.00	\$0	2	29	\$2.11
720	\$1,799	0	0	\$0.00	\$0	1	54	2.16	\$1,395	2	37	\$1.75	\$1,575	1	6	\$1.35	\$2,650	4	34	\$1.75
730	\$2,042	0	0	\$0.00	\$0	1	55	1.89	\$1,625	11	39	\$1.63	\$1,649	5	15	\$1.27	\$2,989	17	33	\$1.54
740	\$1,467	0	0	\$0.00	\$0	11	32	1.68	\$1,166	22	47	\$1.71	\$1,483	7	52	\$1.19	\$1,888	40	44	\$1.61
750	\$1,348	0	0	\$0.00	\$0	0	0	0	\$0	2	4	\$1.54	\$1,348	0	0	\$0.00	\$0	2	4	\$1.54
TOTAL	\$1,645	0	0	\$0.00	\$0	15	35	2	\$1,240	43	39	\$1.67	\$1,541	15	32	\$1.25	\$2,350	73	37	\$1.61



2018 Mid-Year Rental Market Statistics

Properties Rented 1/1/2018-6/30/2018 | Averages weighted by Unit Count

SOUTH KING / PIERCE COUNTY

SINGLE FAMILY / TOWNHOUSE

MLS AREA	Total Avg Price	2 Bedroom				3 Bedroom				4 Bedroom				5+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
13-43	\$2,059	8	35	\$1.35	\$1,521	25	21	\$1.13	\$1,946	16	56	\$1.05	\$2,311	5	35	\$0.98	\$2,678	54	35	\$1.13
45-74	\$1,708	4	25	\$0.95	\$1,154	17	39	\$1.13	\$1,678	7	29	\$1.07	\$2,034	2	16	\$1.23	\$1,923	30	33	\$1.10
78-95	\$2,024	3	22	\$1.39	\$1,350	27	24	\$1.07	\$1,808	19	31	\$0.97	\$2,235	5	31	\$0.80	\$2,793	54	27	\$1.03
99	\$1,663	0	0	\$0.00	\$0	3	30	\$1.02	\$1,663	0	0	\$0.00	\$0	0	0	\$0.00	\$0	3	30	\$1.02
100	\$2,702	0	0	\$0.00	\$0	1	6	\$0.94	\$2,600	4	35	\$1.03	\$2,654	2	15	\$1.03	\$2,850	7	25	\$1.02
109-111	\$2,509	1	44	\$1.59	\$1,450	10	29	\$1.20	\$2,149	10	65	\$1.03	\$2,813	4	57	\$0.80	\$2,913	25	48	\$1.08
310	\$1,763	3	17	\$1.42	\$1,332	5	11	\$1.22	\$1,875	1	34	\$0.73	\$2,500	0	0	\$0.00	\$0	9	16	\$1.23
320	\$2,210	3	23	\$1.77	\$2,115	14	15	\$1.38	\$2,040	7	27	\$1.06	\$2,548	1	48	\$0.84	\$2,500	25	21	\$1.32
330	\$2,175	4	12	\$1.48	\$1,750	17	28	\$1.32	\$2,068	10	38	\$1.13	\$2,528	0	0	\$0.00	\$0	31	29	\$1.28
TOTAL	\$2,088	26	25	\$1.38	\$1,524	119	25	\$1.18	\$1,917	74	42	\$1.04	\$2,406	19	35	\$0.92	\$2,687	238	31	\$1.13

SOUTH KING / PIERCE COUNTY

CONDOMINIUM / MULTIFAMILY

MLS AREA	Total Avg Price	Studio				1 Bedroom				2 Bedroom				3+ Bedroom				Total # of Units	Average DOM	Average \$/sqft
		Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$	Units	Avg DOM	Avg \$/sqft	Avg \$			
13-43	\$1,330	2	59	\$2.37	\$945	4	26	\$1.83	\$1,064	4	64	\$1.48	\$1,788	0	0	\$0.00	\$0	10	48	\$1.80
45-74	\$1,131	0	0	\$0.00	\$0	2	17	\$1.37	\$813	6	64	\$1.29	\$1,182	2	12	\$1.12	\$1,295	10	44	\$1.27
78-95	\$845	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	23	\$1.02	\$845	0	0	\$0.00	\$0	2	23	\$1.02
109-111	\$1,412	0	0	\$0.00	\$0	0	0	\$0.00	\$0	2	27	\$1.46	\$1,498	2	8	\$1.30	\$1,325	4	18	\$1.38
310	\$1,214	0	0	\$0.00	\$0	3	157	\$1.72	\$908	1	15	\$1.35	\$1,350	1	6	\$1.25	\$1,995	5	98	\$1.55
330	\$1,368	0	0	\$0.00	\$0	1	1	\$1.85	\$1,400	6	46	\$1.42	\$1,363	0	0	\$0.00	\$0	7	40	\$1.48
TOTAL	\$1,252	2	59	\$2.37	\$945	10	61	\$1.71	\$1,001	21	49	\$1.36	\$1,355	5	9	\$1.22	\$1,447	38	48	\$1.48



MLS AREA KEY

MLS AREA	LOCATION (Westside / Seattle)
140	West Seattle
380	Southeast Seattle
385	SODO / Beacon Hill
390	Central Seattle
700	Queen Anne / Magnolia
701	Belltown / Downtown
705	Ballard / Green Lake
710	North Seattle

MLS AREA	LOCATION (North End)
610	Southeast Snohomish
715	Richmond Beach / Shoreline
720	Lake Forest Park
730	Southwest Snohomish
740	Everett / Mukilteo
750	East Snohomish County

MLS AREA	LOCATION (Eastside)
340 / 350	Renton (Benson Hill / Highlands)
500	Eastside (South)
510	Mercer Island
520	Bellevue (West of 405)
530	Bellevue (East of 405)
540	Eastside (East of Lake Sammamish)
550	Redmond / Carnation
560	Kirkland / Bridle Trails
600	Juanita / Woodinville

MLS AREA	LOCATION (South King / Pierce)
13 - 43	Tacoma (North, Central, West), Dupont, Lakewood, Tillicum, Steilacoom
45 - 74	Tacoma (S, SE), Parkland, Fife, Milton, Edgewood, Sumner
78 - 95	Port of Tacoma, Puyallup, Browns Pt.
99	Spanaway
100	Jovita / West Hill
109 - 111	Lk Tapps, Bonney Lk, Fed. Way, Buckley
310	Auburn
320	Black Diamond / Maple Valley
330	Kent